

## FLOOR PLAN

### DIMENSIONS

Entrance Hall

Lounge  
13' x 11'05 (3.96m x 3.48m)

Dining Kitchen  
13' x 11'01 (3.96m x 3.38m)

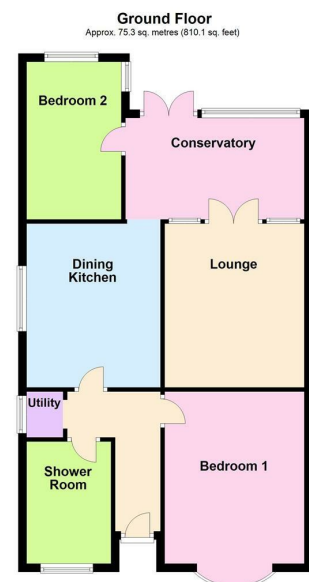
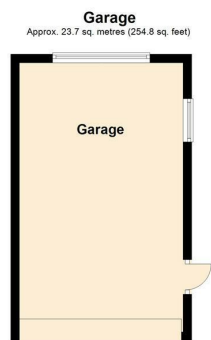
Conservatory  
8'01 x 14'03 (2.46m x 4.34m)

Bedroom One  
15'11 x 11'05 (4.85m x 3.48m)

Bedroom Two  
12'08 x 6'04 (3.86m x 1.93m)

Shower Room  
7'11 x 8' (2.41m x 2.44m)

Garage  
12'08 x 6'04 (3.86m x 1.93m)



Total area: approx. 98.9 sq. metres (1064.9 sq. feet)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

12 Holywell Road, Aylestone, LE2 8SG  
Offers In Excess Of £325,000

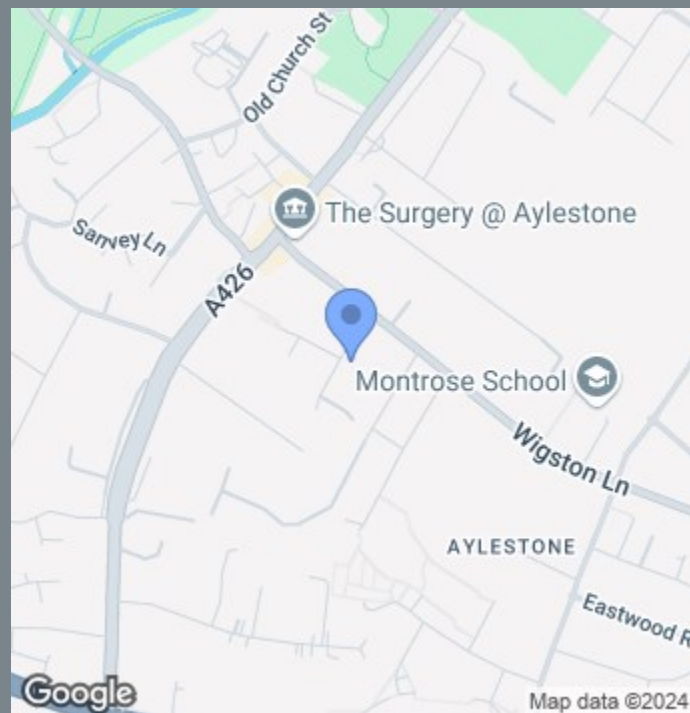


# OVERVIEW

- Beautiful Detached Two Bedroom Bungalow
- Potential To Extend Subject to Planning Permission
- Entrance Hall & Utility
- Dining Kitchen
- Lounge & Conservatory
- Two Bedrooms & Shower Room
- Driveway & Detached Garage
- Front & Extensive Rear Garden
- EER Rating -D, Freehold
- Council tax Band - C

# LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



# THE INSIDE STORY

*ONE LEVEL LIVING - Nestled in a charming village and presented with the added convenience of no onward chain, this stunning detached bungalow offers a serene and stylish lifestyle. Suitable for any family looking for amazing accommodation with plenty of scope to extend or go up into the loft space. Through the entrance hall into the modern dining kitchen, a space that seamlessly blends functionality with contemporary design, perfect for both casual dining and entertaining. The utility offers practicality, to this home. The lounge is a haven of warmth and character, anchored by a brick feature fireplace that adds a touch of rustic charm, creating a cosy yet inviting atmosphere. The conservatory provides a tranquil spot to enjoy the garden views and a seamless transition to the outdoors. Boasts two comfortable bedrooms, with the bedroom one featuring a bay window, fitted wardrobes, offering both aesthetic appeal and practical storage solutions. Bedroom two is equally inviting, with dual aspect windows that flood the room with light and offer picturesque views of the garden. The shower room has been tastefully updated, providing a modern and refreshing space for daily routines. Outside, the front garden and driveway add to the property's kerb appeal, offering a welcoming approach and convenient parking. The detached garage, complete with power and lighting, provides additional storage and potential for a workshop or studio. The enclosed, well-established garden is a true delight, offering a good-sized outdoor space that is perfect for relaxation and entertainment. The patio area is ideal for al fresco dining and soaking up the peaceful village atmosphere. In summary, this detached bungalow in a lovely village setting offers a harmonious blend of modern comforts and traditional charm. With its thoughtful layout, serene outdoor spaces, and the advantage of no onward chain, this property presents an ideal opportunity for those seeking a peaceful and stylish retreat.*

